

## ZONING AND BUILDING AGENDA

FEBRUARY 19, 2004

### NEW APPLICATIONS:

- 263998      GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. MA-04-01; Z04016). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a MAP AMENDMENT from the C-4 General Commerical District and R-5 Single Family Residence District to the R-7 General Residence District for a forty-one (41) unit townhome Planned Unit Development (if approved under SU-04-02) in Section 36 in Wheeling Township. Property consists of approximately 4.33 acres located on the northwest corner of Morrison Avenue and Des Plaines River Road in Wheeling Township. Intended use: Single family attached townhouse development.
- 263999      GEORGE & JUANITA EGGERT, Owners, 2108 Busse Highway, Des Plaines, Illinois 60016, Application (No. SU-04-02; Z04017). Submitted by Hamilton Homes, Inc., 800 Hart Road, #109, Barrington, Illinois 60010. Seeking a SPECIAL USE from the R-7 General Residence District (if granted under companion MA-04-01) for a forty-one (41) unit townhome Planned Unit Development in Section 36 in Wheeling Township. Property consists of approximately 0.24 of an acre located on the south side of Lyndale Street approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: Single family attached townhouse development (41).

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATION

- 264000      1. DOCKET #7599 - B. KIECA, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet for a proposed addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the east side of Vine Avenue, approximately 415 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That variation application be denied.**
2. DOCKET #7599 - B. KIECA, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 2 feet for an existing accessory shed in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the east side of Vine Avenue, approximately 415 feet north of Bryn Mawr Avenue in Norwood Park Township. **Recommendation: That variation application be granted.**

The Zoning Board of Appeals recommends by a vote of 3-1 that the first application proposed be denied, and by a vote of 4-0 that the second application proposed be granted, in accordance with our Findings and Recommendations presented herewith.

Conditions: None

Objectors: Irene and Joseph Para adjacent neighbors of the subject property objected to the requested side yard setback from 10 feet to 3 feet (No. 1).

\* The next regularly scheduled meeting is presently set for Tuesday, March 9, 2004.